

Tenure: Freehold  
 Council Tax Band:  
 EPC Rating:  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£220,000**  
Offers Over



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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**Elmdale Drive**  
Suffolk, NR33 8NB

- DETACHED BUNGALOW IN FANTASTIC LOCATION
- AMPLIFIED OFF ROAD PARKING WITH GARAGE
- SPACIOUS SITTING ROOM
- GAS CENTRAL HEATING
- CLOSE TO BUS ROUTE, DOCTORS, SHOPS ETC
- POPULAR LOCATION
- RELAXING GARDEN WAITING FOR YOU
- TWO ENTRANCES
- THREE BEDROOMS
- BOOK YOUR VIEWING TODAY



Paul Hubbard Estate Agents  
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 Lowestoft  
 Suffolk  
 NR33 0BB

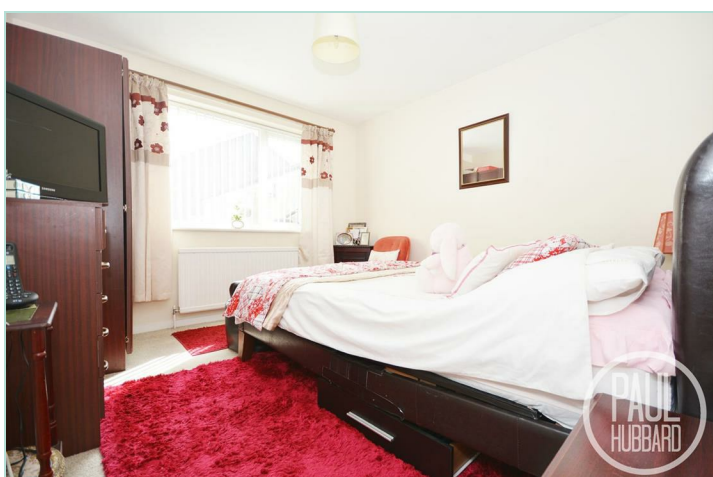
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### ENTRANCE HALL

UPVC double glazed entrance door and double glazed window to front aspect, tile flooring, radiator, doors opening to the sitting room and built in storage cupboard housing a gas boiler.

### SITTING ROOM

4.9 x 3.6  
UPVC double glazed window to front aspect, carpet flooring, radiator, electric fire, doors opening to rear hall and kitchen.

### KITCHEN

3.2 x 2.4  
UPVC double glazed window to side aspect with door opening into the driveway, tile flooring, part tile walls, radiator, units above and below, stainless steel sink with drainer, extractor fan, 4 ring electric hob, integrated oven, space for appliances including a washing machine, fridge and freezer. Serving hatch and door opening to sitting room.

### REAR HALL

LVT flooring, loft hatch, doors opening to airing cupboard, bathroom and bedrooms 1-3.

### BATHROOM

2.1 x 2.0  
UPVC double glazed window to side aspect, tile flooring, part tile walls, radiator, toilet, pedestal hand wash basin, bath with mains fed shower above.

### BEDROOM 1

3.4 x 3.0  
UPVC double glazed window to rear aspect, carpet flooring, radiator, space for double bed.

### BEDROOM 2

3.4 x 2.9  
UPVC double glazed window to rear aspect, carpet flooring, radiator, space for double bed.

### BEDROOM 3

2.0 x 2.0  
UPVC double glazed window to side aspect, carpet flooring, radiator.

### OUTSIDE

Garage - 6.4m x 2.6m  
Up and over door to front aspect, timber door to side aspect, timber window to rear aspect, light and power.

To the front of the property a tarmac driveway with space for multiple vehicles and patio pathway leads up to the main entrance door, laid lawn front garden with plant and shrubs. Level cast iron gates which open to additional parking and access into the kitchen, the rear garden and garage.

To the rear of the property a cast iron gate opens to a patio seating area and pathway which leads up to the garage, laid lawn garden with plants and additional patio and shingle areas located at the base of the garden, all fully enclosed within a timber fence and brick wall surround.

### FINANCIAL SERVICES

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

